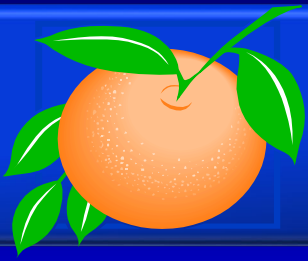


*Board of County Commissioners*

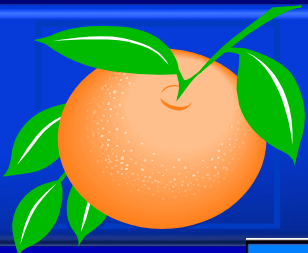
# Public Hearings

**March 5, 2024**



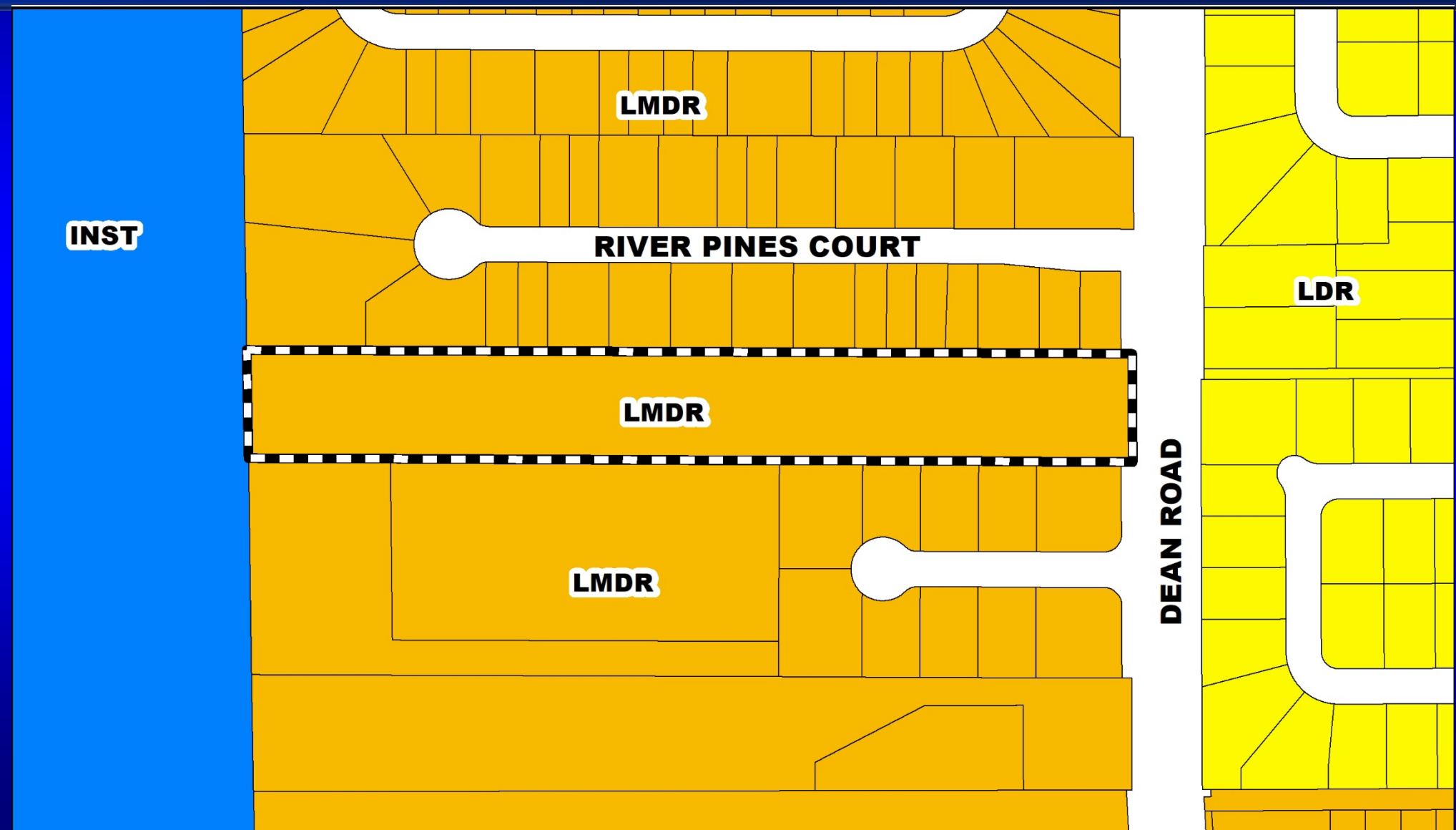
## **Marbella Reserve Preliminary Subdivision Plan**

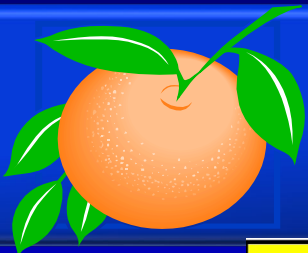
|                   |  |
|-------------------|--|
| <b>Case:</b>      | PSP-22-03-091  |
| <b>Applicant:</b> | Stephen Allen, Civil Corp Engineering, Inc   |
| <b>District:</b>  | 3  |
| <b>Acreage:</b>   | 4.40 gross acres   |
| <b>Location:</b>  | Generally located south of East Colonial Drive, north of State Road 408, west of North Dean Road, and east of Econlockhatchee Trail. |
| <b>Request:</b>   | To subdivide 4.40 acres to construct 12 single-family residential dwelling units.  |



# Marbella Reserve Preliminary Subdivision Plan

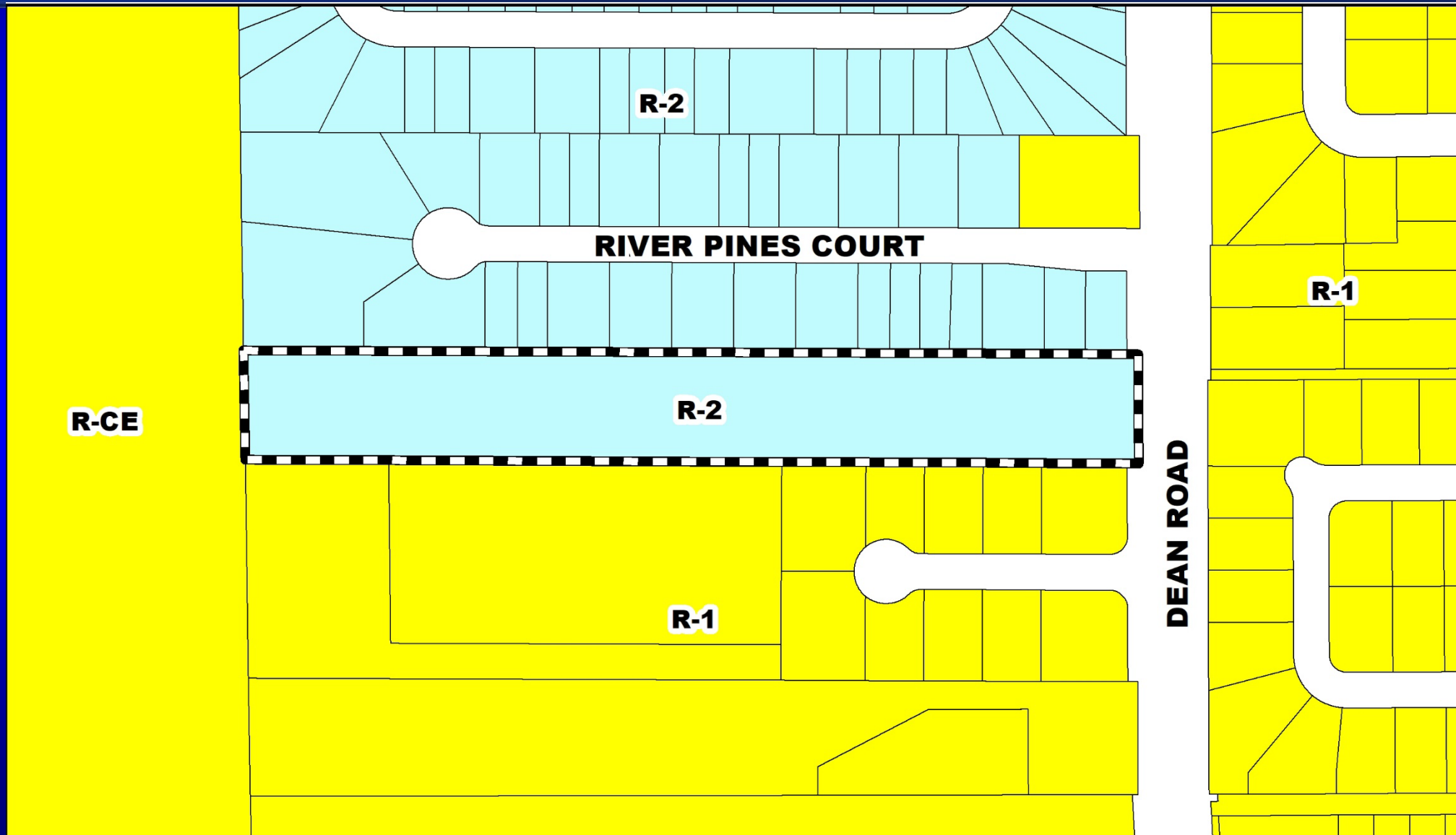
## Future Land Use Map



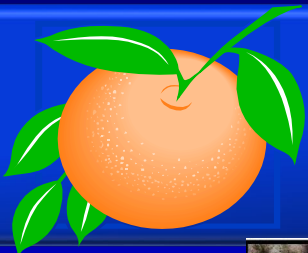


# Marbella Reserve Preliminary Subdivision Plan

## Zoning Map





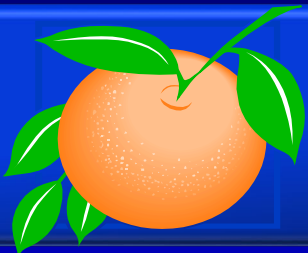


# Marbella Reserve Preliminary Subdivision Plan

## Aerial Map

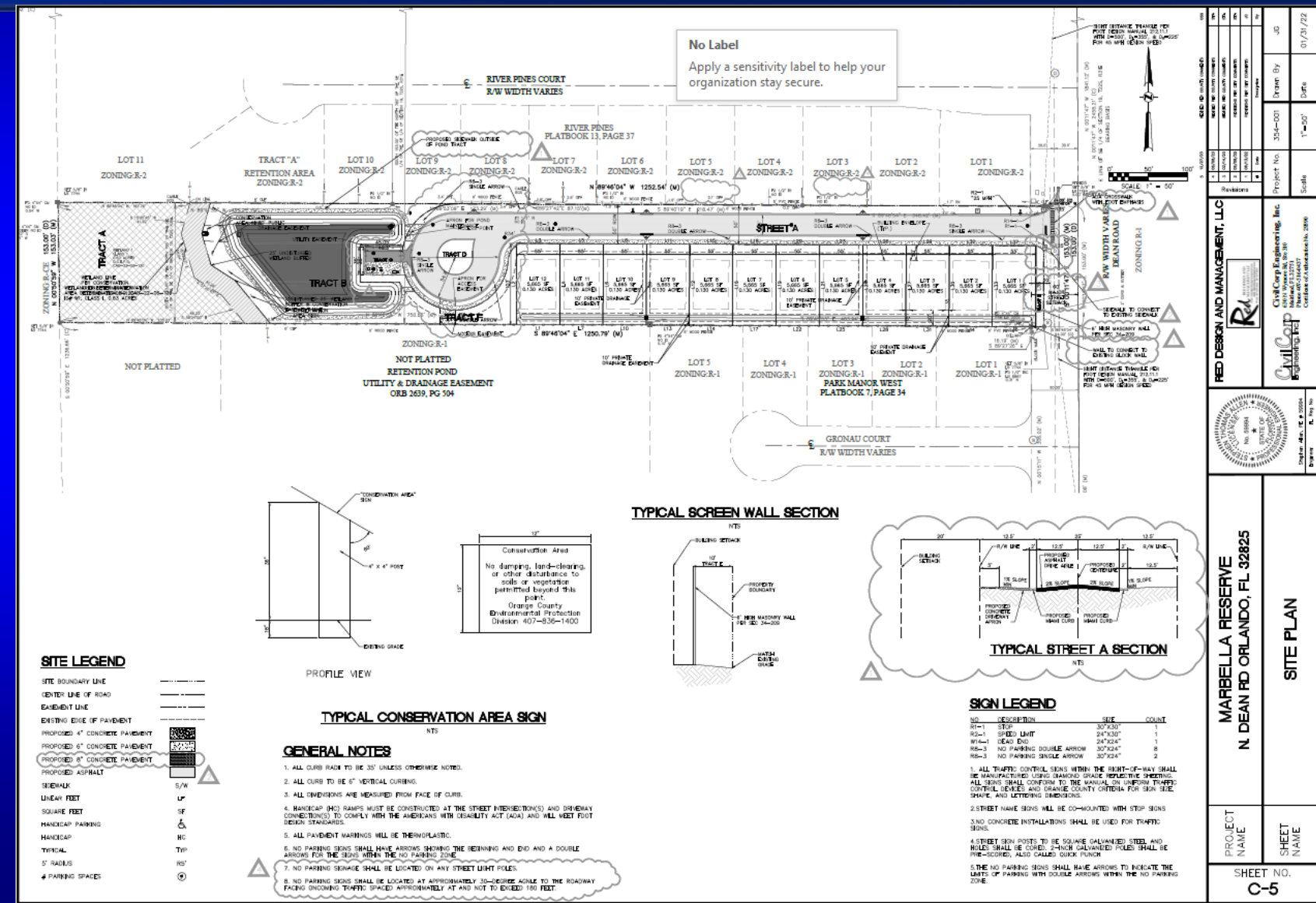


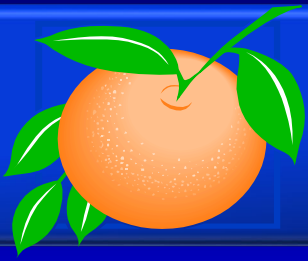




# Marbella Reserve Preliminary Subdivision Plan

## Overall Preliminary Subdivision Plan

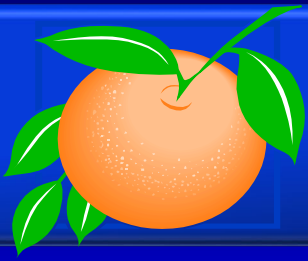




## **Marbella Reserve Preliminary Subdivision Plan**

### **New Conditions**

23. The applicant/developer shall install or have caused to install a fence acceptable to County along the upland buffer line adjacent to and within Tract F connecting the existing stormwater pond fences to the north and south of this subdivision, prior to Certificate of Completion.
24. A 6 ft. tall opaque PVC fence shall be installed along the south property lines of Tract F, and Lots 1-12, prior to Certificate of Completion.

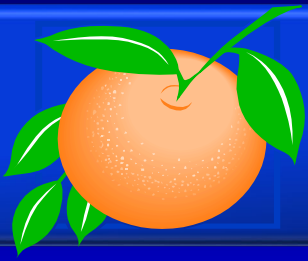


# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Marbella Reserve Preliminary Subdivision Plan (PSP-22-03-091) dated “Received January 23, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report, with new Conditions 23 & 24.**

**District 3**





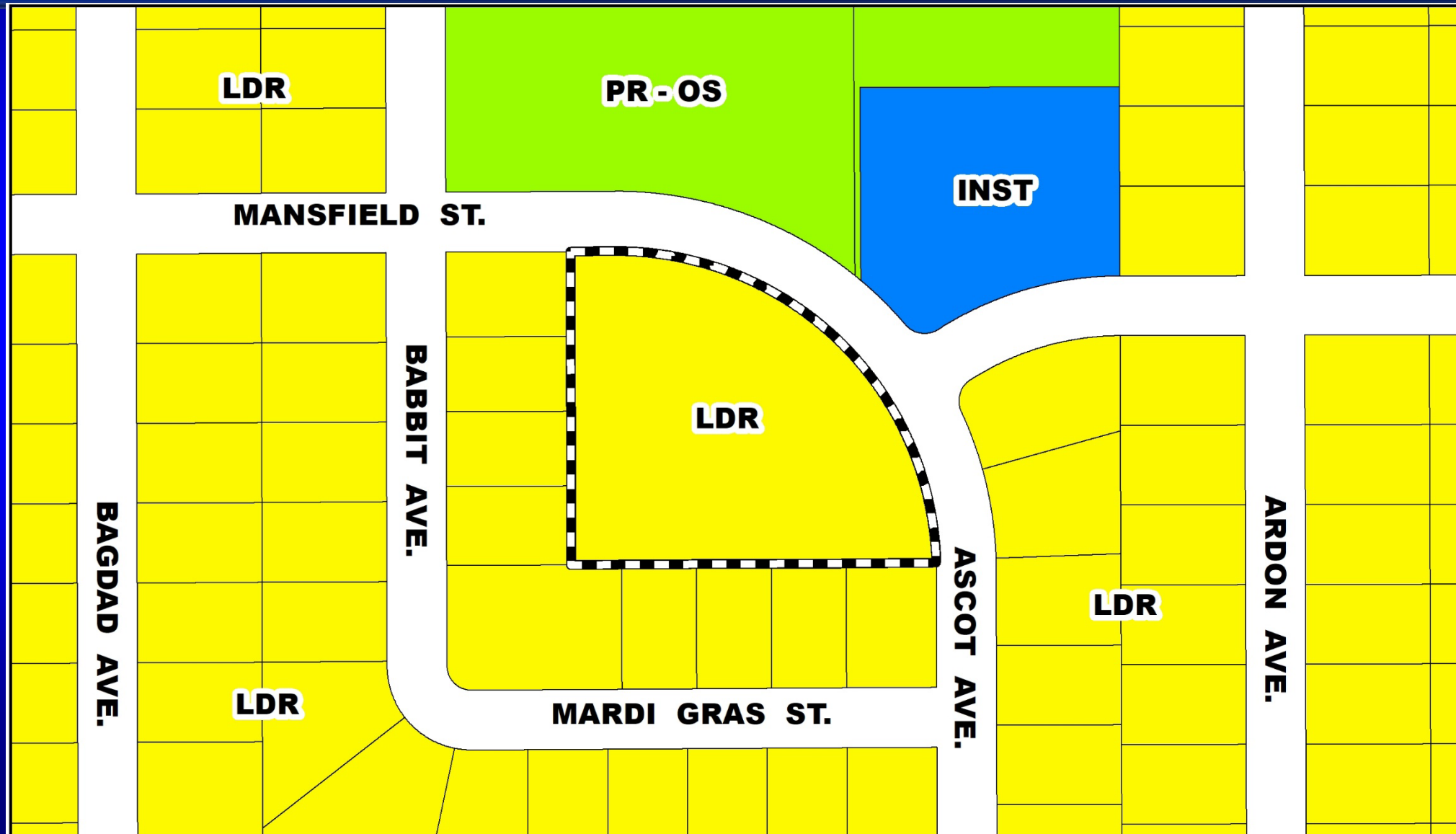
## **Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan**

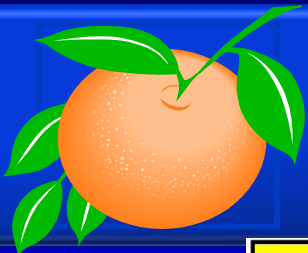
|                   |  |
|-------------------|--|
| <b>Case:</b>      | CDR-22-05-162  |
| <b>Applicant:</b> | Solange C. Dao, P.E., DAO Consultants, Inc.  |
| <b>District:</b>  | 5  |
| <b>Acreage:</b>   | 4.4 gross acres (overall PSP)<br>2.13 gross acres (affected area)                                    |
| <b>Location:</b>  | Generally located south of East Colonial Drive, west of State Road 520, and north of State Road 528. |
| <b>Request:</b>   | To reconfigure Lot A into four lots.   |



# Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan

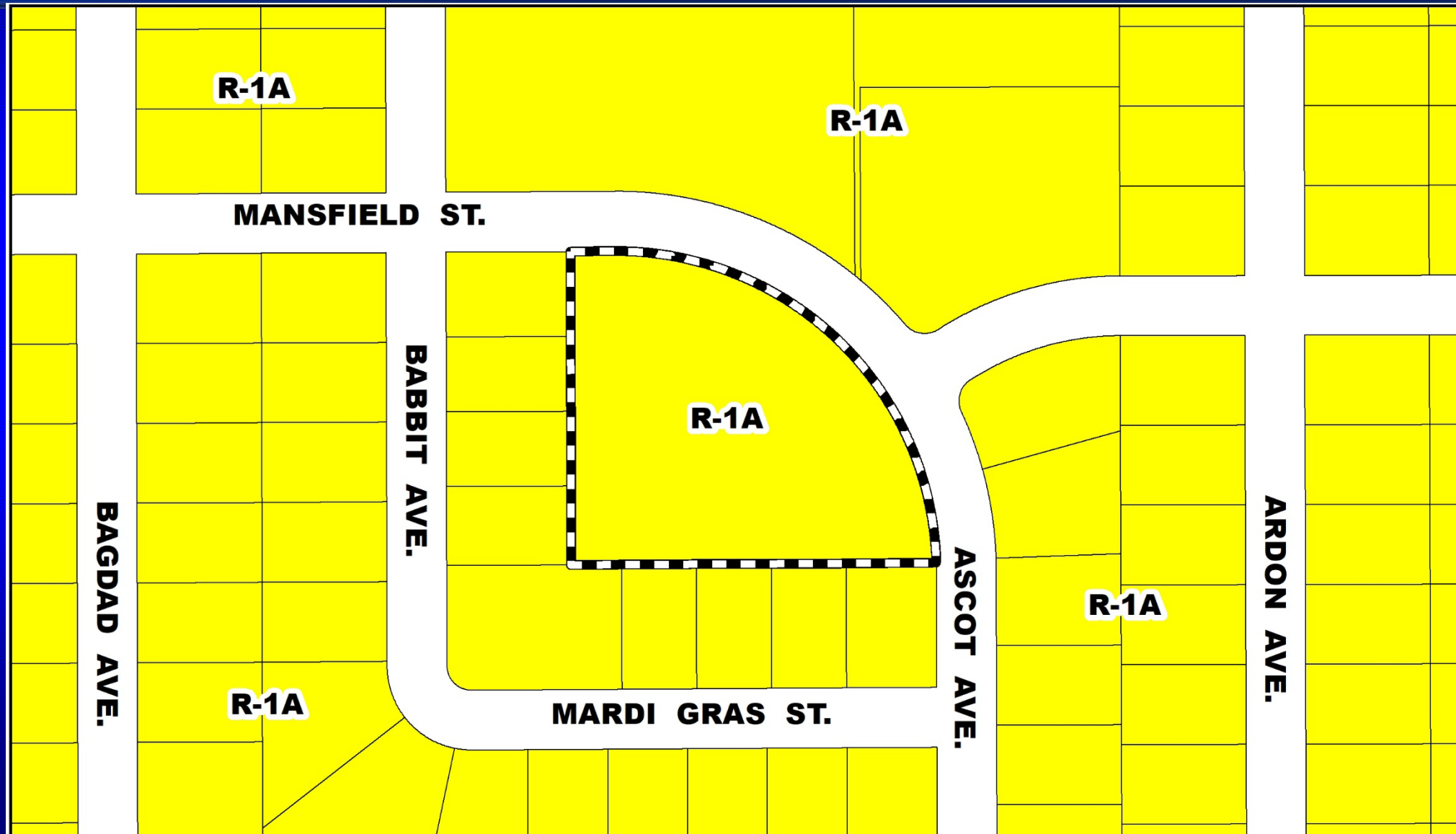
## Future Land Use Map



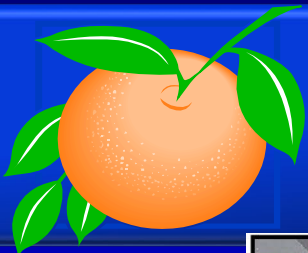


# Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan

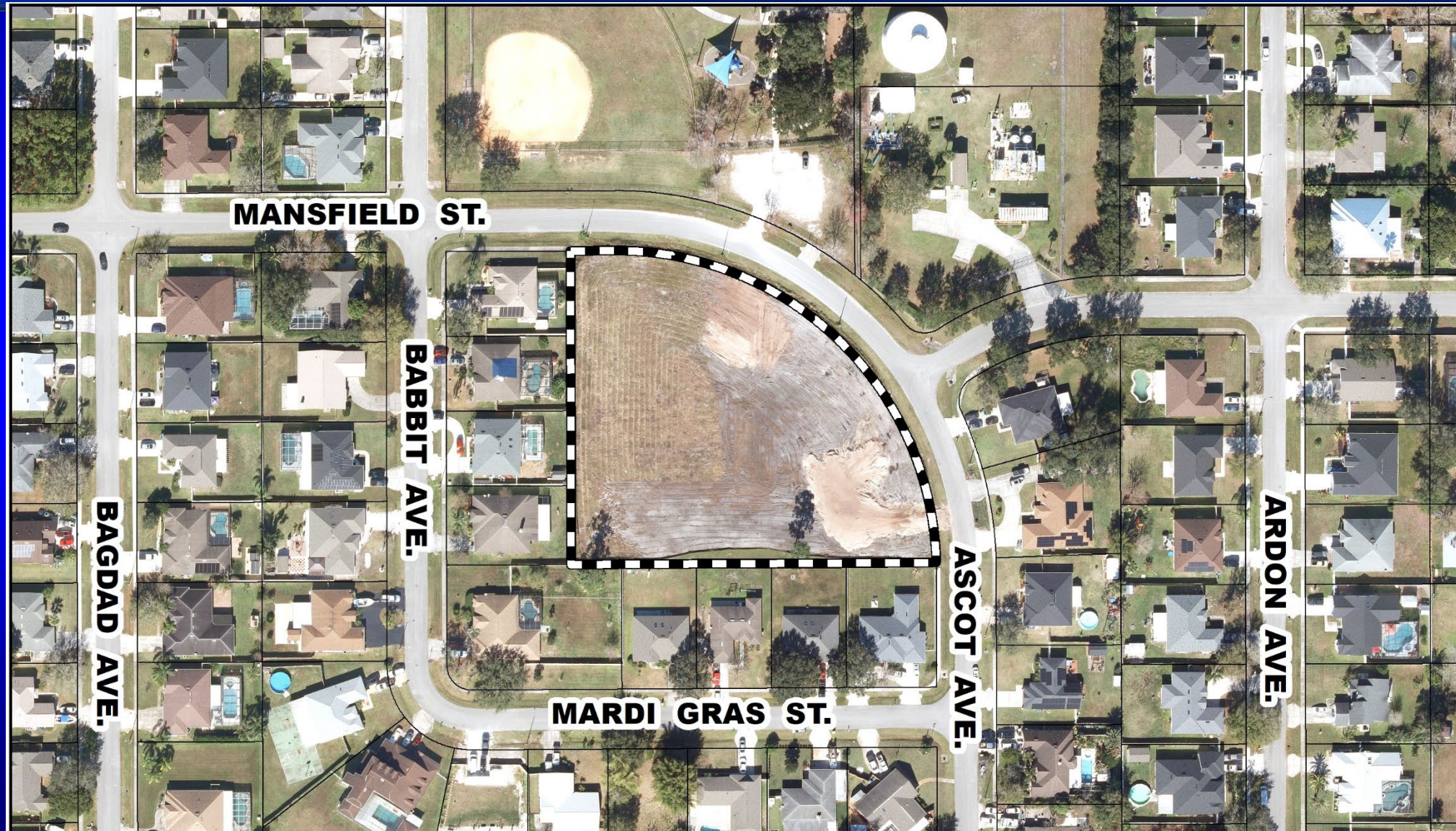
## Zoning Map



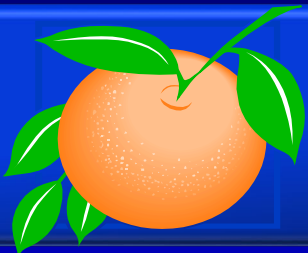




# Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan Aerial Map

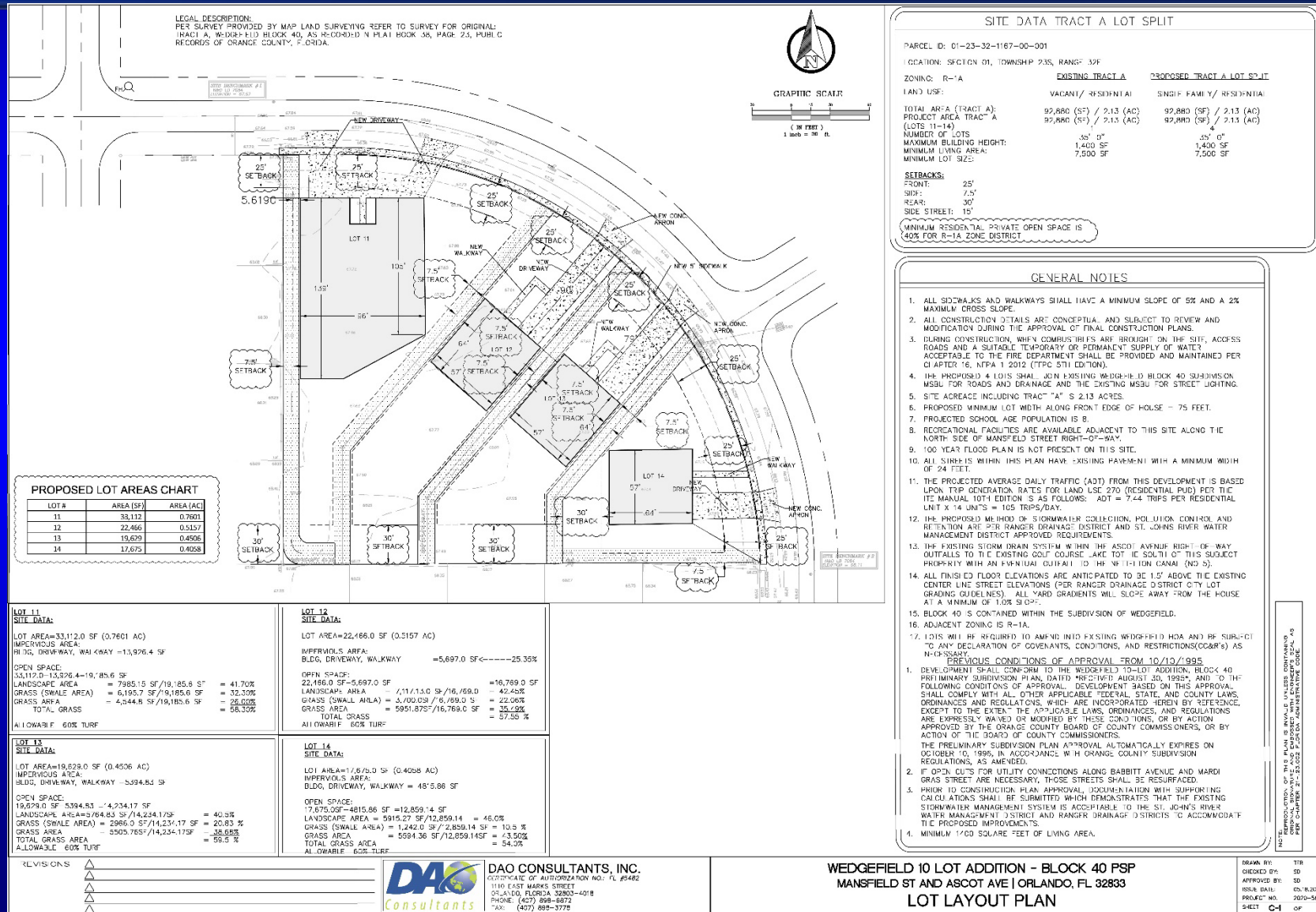


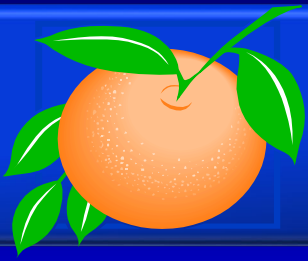




# Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan

## Overall Preliminary Subdivision Plan





# Action Requested

**Make a finding of consistency with the Comprehensive Plan and APPROVE Wedgefield 10 Lot Addition - Block 40 Preliminary Subdivision Plan (CDR-22-05-162) dated “Received January 3, 2024”, subject to the conditions listed under the DRC Recommendation in the Staff Report**

**District 5**

*Board of County Commissioners*

# Public Hearings

**March 5, 2024**